

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 509 WEST 18TH STREET FROM GENERAL OFFICE**
3 **(GO) DISTRICT TO DOWNTOWN MIXED USE-CONDITIONAL OVERLAY**
4 **(DMU-CO) COMBINING DISTRICT.**

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6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

7
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from general office (GO) district to downtown mixed use-
10 conditional overlay (DMU-CO) combining district on the property described in Zoning
11 Case No. C14-2007-0223, on file at the Neighborhood Planning and Zoning Department,
12 as follows:

13
14 Lot 8, Outlot 28, Division E, Original City of Austin, according to the map or plat
15 of record in Volume 2, Page 146, of the Plat Records of Travis County, Texas, and
16 described more fully in Document No. 2006078163, of the Official Public Records
17 of Travis County, Texas (the "Property"),

18
19 locally known as 509 West 18th Street, in the City of Austin, Travis County, Texas, and
20 generally identified in the map attached as Exhibit "A".

21
22 **PART 2.** The Property within the boundaries of the conditional overlay combining district
23 established by this ordinance is subject to the following conditions:

24
25 A site plan or building permit for the Property may not be approved, released, or
26 issued, if the completed development or uses of the Property, considered cumulatively with
27 all existing or previously authorized development and uses, generate traffic that exceeds
28 2,000 trips per day.

29
30 Except as specifically restricted under this ordinance, the Property may be developed and
31 used in accordance with the regulations established for the downtown mixed use (DMU)
32 base district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on _____, 2008.

PASSED AND APPROVED

§§

_____, 2008

Will Wynn
Mayor

APPROVED: _____ ATTEST: _____

David Allan Smith
City Attorney

Shirley A. Gentry
City Clerk

